

For Sale by Court Order  
Bear Mountain Masterplan Lands & Resort Operations





# Overview

## A Resort Oriented Masterplanned Community

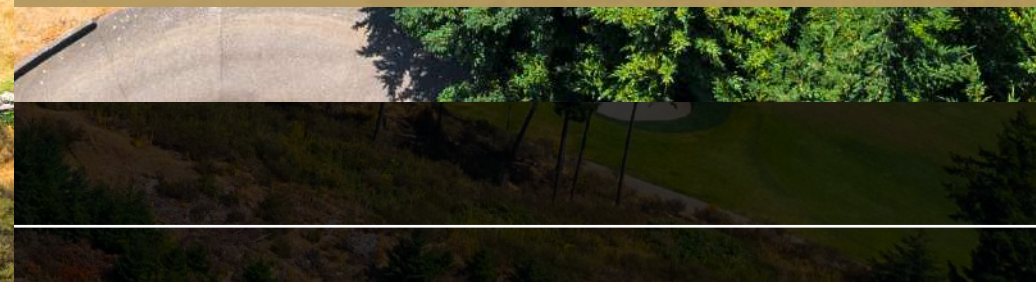
Opening in 2003, Bear Mountain has achieved a level of maturity in its community development over the past 22 years. Today, Bear Mountain encompasses 710 acres within Langford, and 460 acres within Highlands. Goldstream Provincial Park borders the western edge of the community, providing opportunities to extend the recreation amenities of Bear Mountain into the park. Positioned within the Capital Regional District (CRD) on Vancouver Island, Bear Mountain Resort is one of Canada's only luxury urban resort destinations. Neighbouring the rugged forested landscape of Goldstream Provincial Park, Bear Mountain includes 36 holes of Nicklaus Design golf, a tennis centre, and hiking and bike trails, all accessible from the Village Core.

Bear Mountain extends across hillside terrain atop Skirt Mountain within the City of Langford as well as more gentle valley terrain within the District of Highlands. Bear Mountain's proximity to Downtown Victoria provides the ability to access to the benefits of the CRD while capitalizing on the natural landscape of Goldstream Provincial Park to its west.



Unrivalled opportunity to expand on a well-established resort community.

The master planning for Bear Mountain presents a rare opportunity to elevate an established resort community by thoughtfully integrating its remaining development potential into a cohesive vision— one that weaves together residential living and resort experiences to create a vibrant, high-value destination. This opportunity offers the ability to deliver a complete, experience-rich community where everyday life and resort lifestyle coexist seamlessly, enhancing both livability and long-term value.



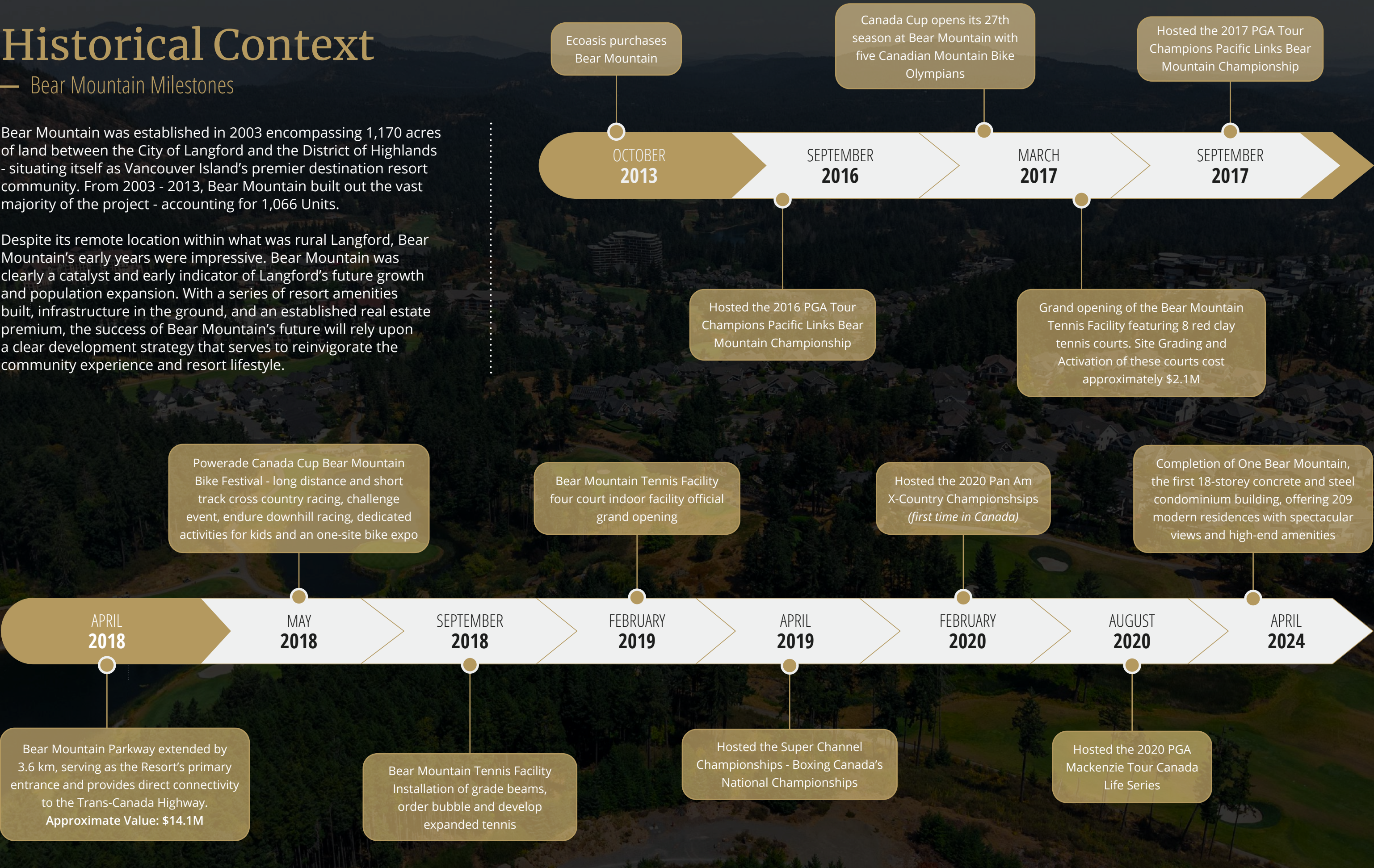


# Historical Context

## Bear Mountain Milestones

Bear Mountain was established in 2003 encompassing 1,170 acres of land between the City of Langford and the District of Highlands - situating itself as Vancouver Island’s premier destination resort community. From 2003 - 2013, Bear Mountain built out the vast majority of the project - accounting for 1,066 Units.

Despite its remote location within what was rural Langford, Bear Mountain’s early years were impressive. Bear Mountain was clearly a catalyst and early indicator of Langford’s future growth and population expansion. With a series of resort amenities built, infrastructure in the ground, and an established real estate premium, the success of Bear Mountain’s future will rely upon a clear development strategy that serves to reinvigorate the community experience and resort lifestyle.





# The Opportunity

A Resort Oriented Masterplanned Community



Bear Mountain is one of British Columbia’s most recognized resort communities. The resort is an established, master-planned destination where over 70% of the original vision has already come to life. Anchored by a vibrant residential base, two championship golf courses, and a Westin resort, Bear Mountain has grown into a premier lifestyle address just minutes from Downtown Victoria. Today, a unique opportunity exists to acquire the remaining development assets within this thriving community, as well as the “Resort Operations” which include Golf Operations, World Class Tennis Facilities and the expansive bike and walking trail network.

With key infrastructure in-place and a strong brand already built, prospective purchasers are well-positioned to deliver the next generation of homes and amenities that will complete Bear Mountain’s vision. The offering includes a mix of development-ready parcels, many with stunning views, and the flexibility to deliver a range of product typologies. With high absorption rates, demonstrated price premiums, and a growing local population, Bear Mountain continues to attract both end-users and investors alike. This is a rare chance to shape the next chapters of a legacy project, and to capitalize on established demand, built-in infrastructure, and the long-term appeal of resort-style living on Vancouver Island.

## Available Land for Purchase

Langford 131.81 Gross Acres (est. 2,165 residential units)

Highlands 368.77 Gross Acres (est. 145 residential units)

*Residential units based on Placemark’s masterplan design*

## Zoning

Langford Resort Community of Bear Mountain 1 Zone (RCBM1)

Resort Community of Bear Mountain 2 Zone (RCBM2)

Highlands Bear Mountain Comprehensive Development Zone

*There are 2,367 total remaining unit entitlements across both the Highlands and Langford*

## Official Community Plan (OCP) Designation

Langford Village Centre, Neighbourhood Centre, Hillside or Shoreline

Highlands Bear Mountain Comprehensive Development

## Resort Operations

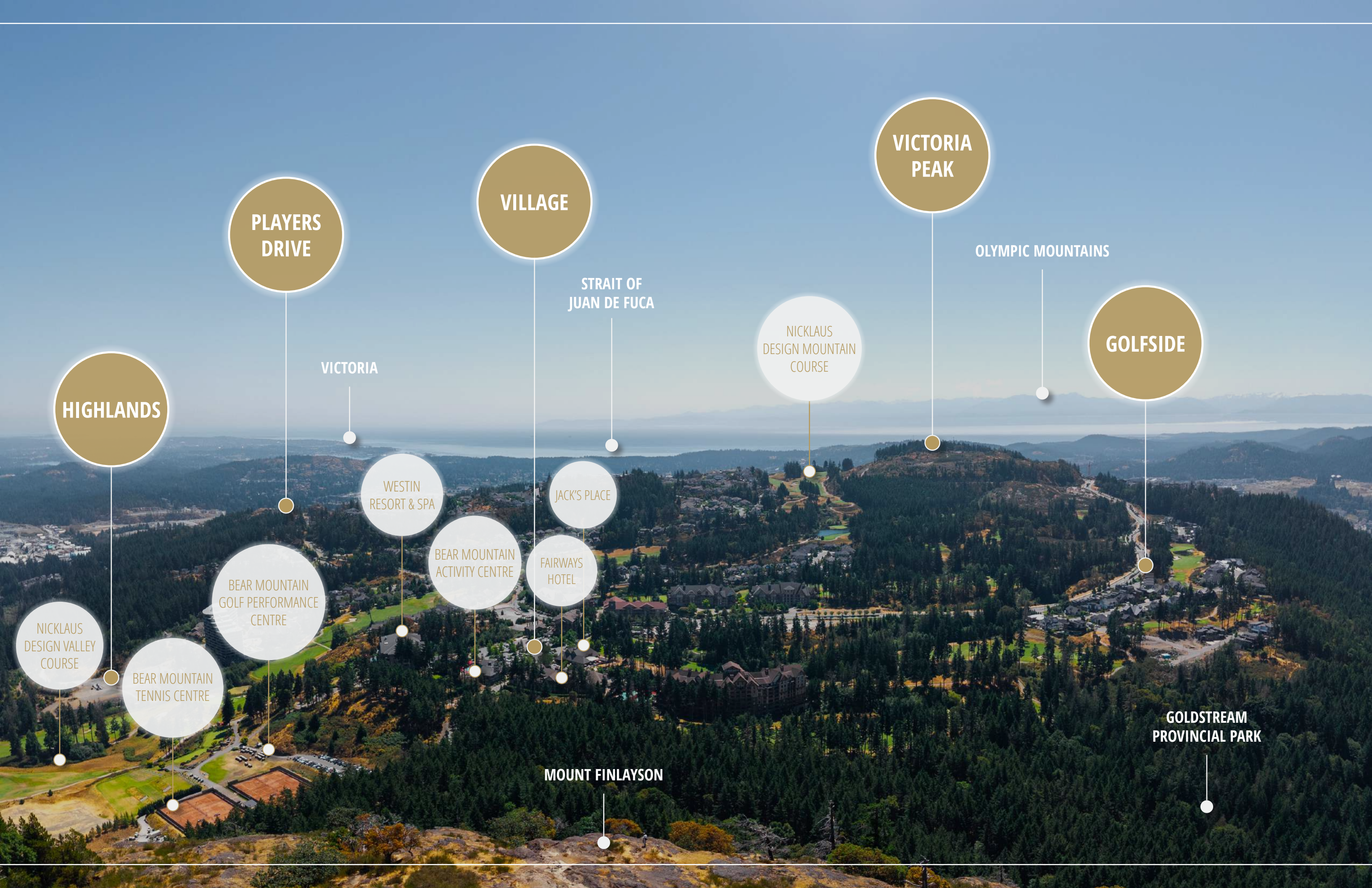
Please contact the listing agents for details



## Golf & Resort Operations

The Golf Course operations remain a vital component of the vision for the Bear Mountain masterplan, acting as a keystone for cohesion within the community. The golf course operations are included in the offering with vast opportunities for increased operational efficiency, facilities elevation and enhanced community cohesion. The opportunity also includes the world class tennis facilities, Canada’s largest indoor/outdoor red clay court facility in a beautiful natural setting at the foot of Mount Finlayson, where tennis players have the ultimate playing experience.





HIGHLANDS

PLAYERS  
DRIVE

VILLAGE

VICTORIA  
PEAK

GOLFSIDE

VICTORIA

STRAIT OF  
JUAN DE FUCA

OLYMPIC MOUNTAINS

NICKLAUS  
DESIGN MOUNTAIN  
COURSE

WESTIN  
RESORT & SPA

JACK'S PLACE

BEAR MOUNTAIN  
ACTIVITY CENTRE

FAIRWAYS  
HOTEL

NICKLAUS  
DESIGN VALLEY  
COURSE

BEAR MOUNTAIN  
TENNIS CENTRE

BEAR MOUNTAIN  
GOLF PERFORMANCE  
CENTRE

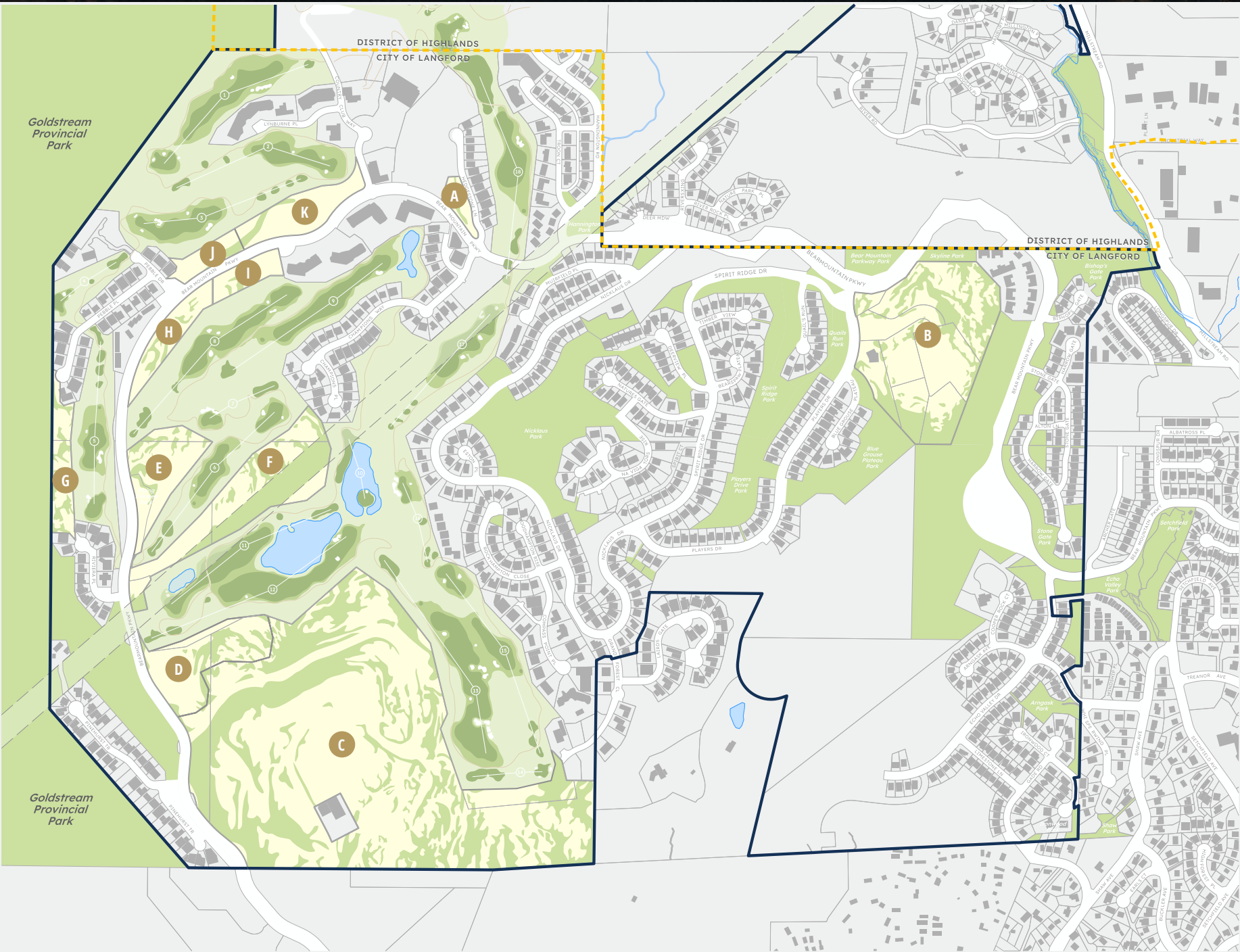
GOLDSTREAM  
PROVINCIAL PARK

MOUNT FINLAYSON



# Development Overview

## Langford Developable Lands



### Langford

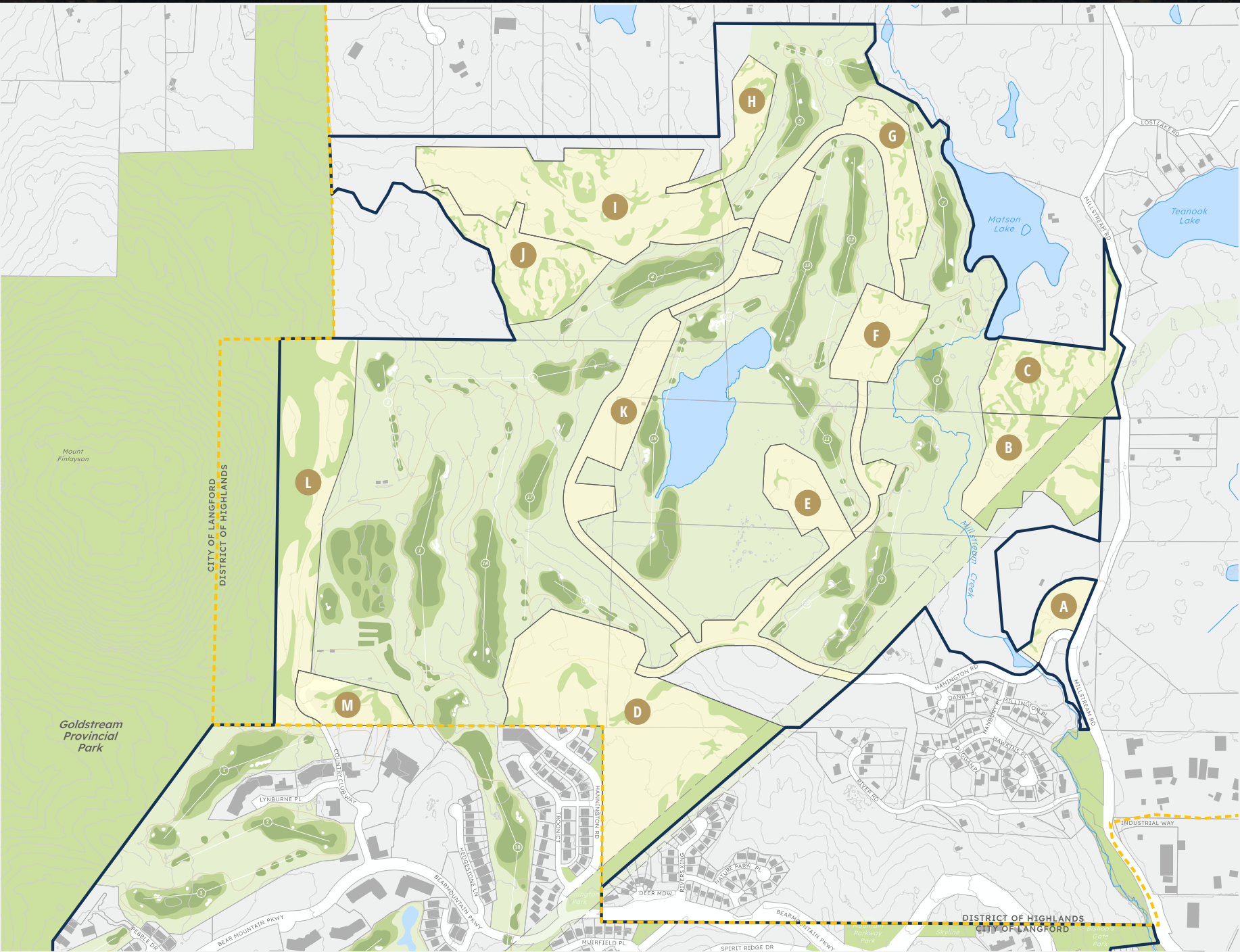
To date, Bear Mountain’s development has only occurred within the City of Langford. Currently, there are a total of 23 neighbourhoods built across 275 acres - totaling 1,494 residential units and 267,383 sq ft of commercial space. The Langford lands are comprised of rugged terrain positioned around the summit of Skirt Mountain and the commercial core of the community. The lands have provided opportunities for distinct hillside development forms capitalizing on surrounding views, as well as activating the commercial centre of the community.

Parcel	Name	Gross	Net
A	Hedge Stone Corner	1.03 acres	0.87 acres
B	Players Drive	20.06 acres	12.99 acres
C	Victoria Peak	74.74 acres	46.34 acres
D	Shadow Creek	6.82 acres	5.13 acres
E	Augusta 1	5.23 acres	4.17 acres
F	Augusta 2	10.71 acres	5.89 acres
G	Hole 5 Site	3.10 acres	2.22 acres
H	Hole 8 - Site 2	2.88 acres	2.39 acres
I	Hole 8 - Site 1	1.90 acres	1.73 acres
J	Hole 3 Site	1.70 acres	1.39 acres
K	Village Core	4.15 acres	3.78 acres
Total		131.81 acres	86.38 acres



# Development Overview

## Highlands Developable Lands



## Highlands

In contrast, the lands within the District of Highlands are significantly gentler, nestled within the existing forested terrain, providing opportunities for the expansion of the Bear Mountain community. To date, the lands within the District of Highlands remain primarily undeveloped with the only intervention being the Valley Golf Course, tennis centre, and multi-use trails.

Parcel	Name	Gross	Net
A	Commercial	2.87 acres	2.79 acres
B	Resort	12.55 acres	7.19 acres
C	Resort	11.07 acres	7.69 acres
D	Residential	33.86 acres	26.83 acres
E	Residential	11.24 acres	10.78 acres
F	Residential	8.70 acres	8.06 acres
G	Residential	25.83 acres	21.92 acres
H	Resort	4.48 acres	3.42 acres
I	Residential	25.83 acres	21.92 acres
J	Resort	9.99 acres	7.29 acres
K	Residential	10.14 acres	10.14 acres
L	Resort	20.93 acres	10.24 acres
M	Resort	4.60 acres	3.40 acres
Total		168.76 acres	130.79 acres



# Development Overview

## Conceptual Masterplan

While the future development of Bear Mountain remains flexible, and only constrained by existing land use, comprehensive studies have been conducted to develop a conceptual masterplan based on past success, market-based data, servicing availability, and locational attributes. This conceptual masterplan envisions a collection of distinct yet complementary neighbourhoods, with each area contributing to an enhanced experience, from golf front luxury living to the future resort village core, every neighbourhood is tailored to its setting while building a cohesive sense-of-place.

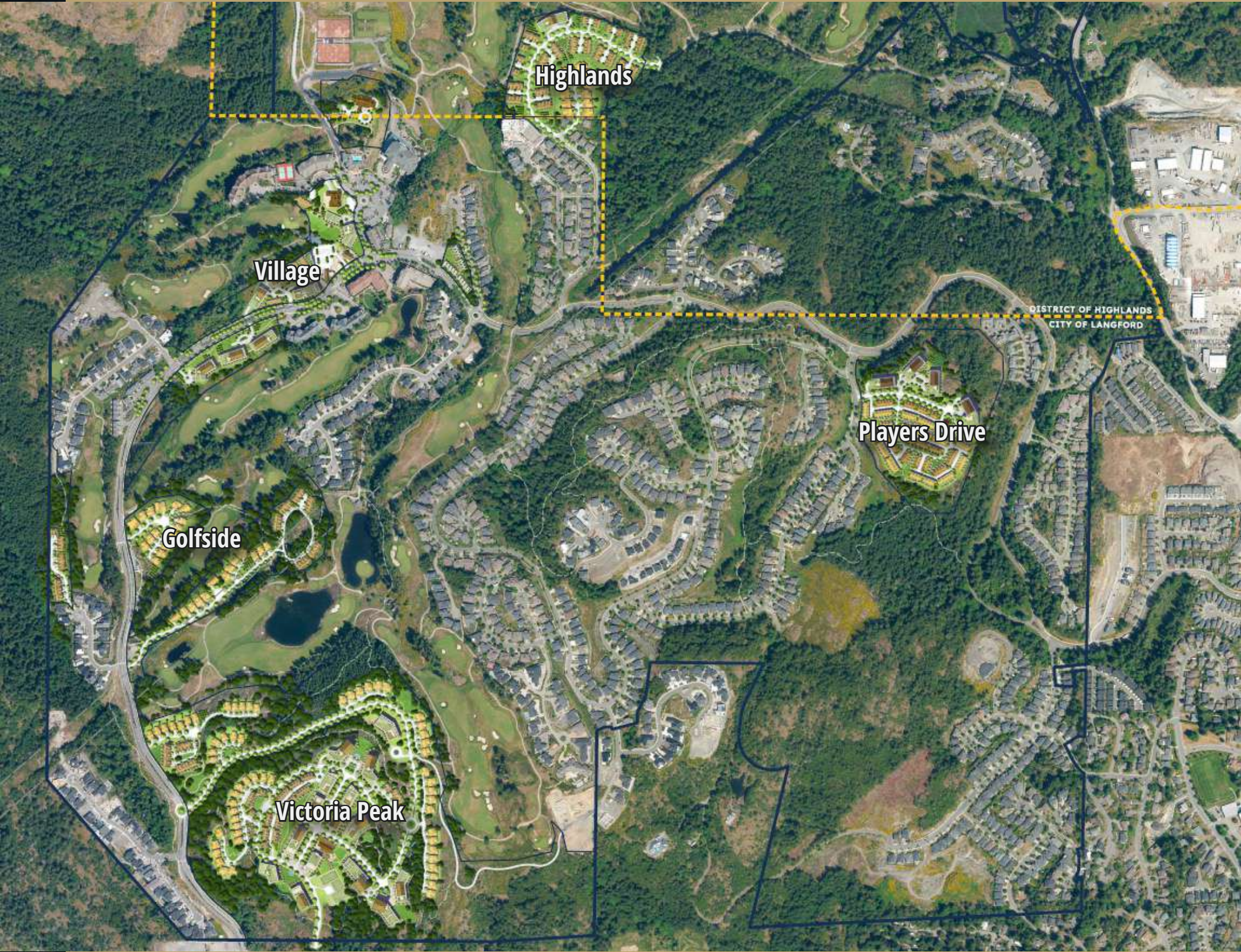
Spanning two municipalities, the lands reflect a diverse and interconnected vision for Bear Mountain’s next chapter. With most of the development opportunity remaining in Langford, the masterplan envisions the utilization of all permitted units within the Bear Mountain zoning, allowing for **2,165 units in Langford** and **145 units in Highlands** totaling **2,310 units**.

The masterplan utilizes 2,310 of the 2,367 total remaining unit entitlements across both the Highlands and Langford. The remaining units provide flexibility to accommodate future uncertainties, such as the potential to share unit allocations with third-party parcel owners.

### Neighbourhoods

Golfside	19.05 acres	69 units
Village	15.15 acres	434 units*
Highlands	11.98 acres	145 units
Victoria Peak	82.78 acres	1,188 units
Players Drive	20.06 acres	474 units
Total	149.02 acres	2,310 units

*\*exclusive of 37 hotel units*





# Neighbourhood Overview

## Conceptual Masterplan

### Golfside



#### Development Yield

Single Family	29 units
Townhome	40 units
Total	69 units

Composed of a series of discrete parcels organized along the Bear Mountain Parkway, Golfside contributes to Bear’s reputation for delivering premier golf-front living. The neighbourhood provides a limited number of single-family homes, continuing the successful legacy of Riviera and Pinehurst, while introducing a new offering of golf front executive townhomes. Golfside is thoughtfully designed to optimize one of Bear Mountain’s most limited and valued assets — its coveted golf-front real estate.

### Village



#### Development Yield

Townhome	35 units
Apartment	399 units
Hotel	37 units
Total	471 units

The new Village spans the parkway with frontage on Holes 2, 3, and 8, creating a pedestrian-friendly commercial hub anchored by village condo living. The Village design introduces a mix of residential and commercial spaces, including thoughtfully designed apartments, contemporary townhomes, resort villas, and new hotel accommodations. The commercial offering features standalone buildings programmed for anchor services such as a grocery store, health and wellness providers, boutique retail, and a curated selection of restaurants and cafés. The design requires the shortening of Hole 2 to a driveable Par 4 – providing an exciting new risk/reward golf hole while creating high value resort land. At the core of the Village is a central multi-use pathway, seamlessly weaving together public parks and flexible open spaces that serve as a natural stage for community gatherings, resort events, and everyday connection.

### Victoria Peak



#### Development Yield

Single Family	58 units
Townhome	88 units
Apartment	1,042 units
Total	1,188 units

Victoria Peak is Bear Mountain’s highest point serving as a companion to Mount Finlayson, offering long range panoramic views of the Juan de Fuca Strait and Victoria’s Inner Harbour, along with more intimate golf course views. The neighbourhood provides significant density and full range of real estate offering from single family homes to penthouse living. The neighbourhood is accessed by a dramatic arrival off Bear Mountain Parkway, leading to a gentle upper summit. Responding to the cardinal directions, the neighbourhood street pattern offers dramatic views in all directions. Given its scale and prominence within Bear Mountain, the neighbourhood features a new Resort Amenity Facility, extensive network of trails, lookouts, manicured gathering parks, all supported with neighbourhood commercial.



# Neighbourhood Overview

Conceptual Masterplan

## Players Drive



### Development Yield

Townhome	143 units
Apartment	331 units
Total	474 units

The design of the Players Drive Neighbourhood leverages the lands gentle topography, elevated position and panoramic views over Victoria. Players Drive offers a mix of housing options, including townhomes and apartments, within a well-defined precinct. By transforming a longstanding partially developed site, the design offers a significant supply of ground-oriented townhomes with apartment view living - contributing to Bear Mountain’s scenic, balanced, and community-oriented design.

## Highlands



### Development Yield

Single Family	11 units
Townhome	78 units
Apartment	56 units
Total	145 units

Situated within the District of Highlands, within walking distance of the Village, the Highlands neighbourhood leverages its prime location to introduce thoughtful density at the amenity-rich eastern edge of the resort. Focused on three housing forms — single-family homes that complete the fabric of Hillsborough Lane, townhomes fronting the Valley Golf Course and a marquee apartment overlooking golf.



# Resort Operations

36 Nicklaus Design Holes | Mountain & Valley Course  
Canada's Largest Indoor/Outdoor Red Clay Tennis Facility

Bear Mountain's expansive Golf and Tennis Resort Community offers 36 holes of golf on two acclaimed championship courses. The Valley and Mountain 18s both offer access through public daily fee rounds, resort play, and membership offerings.

## Mountain Course

The Mountain Course is a masterpiece, offering demanding terrain and spectacular natural beauty. The course takes full advantage of its setting atop an 1,100' mountain, exhibiting dramatic elevation changes and awe-inspiring views. Co-designed by Jack Nicklaus and his son Steve, the Mountain Course played host to the PGA Tour Champions 2016 and 2017 Pacific Links Bear Mountain Championship and it is known as one of the most difficult tracks in Canada.

Year Built	Rating/Slope	Yards	Par
2003	75.1/152	7,212	72

## Valley Course

The Valley Course meanders through forest, borders lakes, and traverses creeks throughout its 18 holes, offering spectacular views of Vancouver Island's beautiful landscape. Elevated tee boxes, more generous fairway widths, fewer bunkers and larger greens make the Valley Course a challenging yet 'friendlier' experience than the Mountain Course.

Year Built	Rating/Slope	Yards	Par
2009	73.5/140	6,807	71



Enjoy access to  
Canada's only 36  
holes of Nicklaus  
Design golf.



Both courses have been ranked  
in the top 20 of over 300 courses  
in British Columbia



Both courses are proud to  
be members of the Audubon  
Cooperative Sanctuary Program





# Location Overview

— Amenities & Drive Times

## Amenities

1	Goldstream Provincial Park	4	Esquimalt Lagoon
2	Thetis Lake Regional Park	5	University of Victoria
3	Royal Roads University	6	Victoria Inner Harbour

## Drive Times

Downtown Victoria	20 Minute Drive
Victoria Intl. Airport	35 Minute Drive
Swartz Bay Ferries to Vancouver	40 Minute Drive
Clipper Ferry Terminal to Port Angeles	30 Minute Drive
Coho Ferry Terminal to Seattle	30 Minute Drive



# Offering Process

Prospective purchasers are invited to submit offers to purchase through Colliers for consideration by the Receiver, pursuant to Court Order No. S-243389 Vancouver Registry. Offers are to be presented in the form of offer provided by the Receiver, a copy of which is available through the listing agents' virtual data room. Please contact the listing agents for more information and details pertaining to the marketing process; or, for access to the virtual data room, please submit a Confidentiality Agreement and disclosure forms ("CA") to the listing agents below. Access will be provided upon receipt of an executed CA.

*Please note, the sale of the property will be subject to approval by the Supreme Court of British Columbia.*

## Victoria

### Brandon Selina

*Personal Real Estate Corporation*  
Senior Vice President  
+1 250 414 8379  
brandon.selina@colliers.com

### Dominic Ricciuti

*Personal Real Estate Corporation*  
Associate Vice President  
+1 250 414 8386  
dominic.ricciuti@colliers.com

## Insolvency Team

### Hart Buck

*Personal Real Estate Corporation*  
Senior Vice President  
+1 604 662 2646  
hart.buck@colliers.com

### Jennifer Darling

Associate Vice President  
+1 604 694 7271  
jennifer.darling@colliers.com

## Vancouver Investment & Development Advisors Group

### Simon Lim

*Personal Real Estate Corporation*  
Vice Chairman  
+1 604 661 0882  
simon.lim@colliers.com

### James Lang

*Personal Real Estate Corporation*  
Vice President  
+1 604 661 0868  
james.lang@colliers.com

### Jessica Hathaway

*Personal Real Estate Corporation*  
Associate Vice President  
+1 604 694 7277  
jessica.hathaway@colliers.com

## Golf Expert

### Keith Cubba

Senior Vice President  
+1 801 947 8378  
keith.cubba@colliers.com

Colliers

